

AGENDA
YORK COUNTY PLANNING COMMISSION

Regular Meeting
York Hall - 301 Main Street
June 9, 2004
7:00 PM

1. Call to Order
2. Roll Call
3. Approve Minutes - Regular meeting May 12, 2004 - **Approved**
4. Citizen Comments
5. Public Hearings

Application ZM-85-04, 64 Enterprises, LLP: Request to amend the York County Zoning Map by reclassifying two parcels encompassing approximately 15.0 acres of land located on the north side of Newman Road (Route 646) at its intersection with Fenton Mill Road (Route 602) to conditional GB (General Business) subject to voluntarily proffered conditions. The 5.0-acre parcel adjacent to Fenton Mill Road is zoned GB (General Business) and the 10.0-acre parcel to the east is zoned RR (Rural Residential). The applicant has proffered to prohibit various uses on the property, establish architectural guidelines to be enforced by a property owners association, and limit building size and height and site lighting. Other proffers address design details such as landscaping, street trees, pedestrian connections, monument signage, and entrance improvements. The Comprehensive Plan designates the area immediately surrounding the east side of the I-64 Lightfoot interchange as a General Business node. The surrounding area is designated for Low Density Residential development. The property is further identified as Assessor's Parcel Nos. 2-9A and 29B. **Recommended approval.**

Application No. ZM-86-04, Keener's Auto Parts, Inc: Request to amend the York County Zoning Map by reclassifying an approximately 2.2-acre parcel of land located on the east side of Commonwealth Drive (Route 1839) across from its intersection with Regal Way in the City of Newport News, from IL (Limited Industrial) to GB (General Business). The property, further identified as Assessor's Parcel No. 36-23, is designated for General Business development in the Comprehensive Plan. **Recommended approval.**

Application No. UP-637-04, Stephanie S. Froyen: Request for a Special Use Permit, pursuant to Section 24.1-283(b) of the York County Zoning Ordinance, to authorize a beauty shop as a home occupation within a single-family detached dwelling on a 0.40-acre parcel of land located at 602 Lake Dale Way (Route 1753) and further identified as Assessor's Parcel No. 37-25-9-157. The property is zoned R20 (Medium density single-family residential) and the Comprehensive Plan designates this area for Medium-Density Residential development. **Recommended approval.**

Application No. UP-638-04, Mike Pickett: Request for a Special Use Permit, pursuant to Section 24.1-407(b) of the York County Zoning Ordinance, to authorize the establishment of a detached accessory apartment in conjunction with a single-family dwelling located at 209 Jara

Lane. The applicant is proposing to construct the approximately 692-square-foot apartment on the second floor of an existing two-story detached garage. The 0.31-acre parcel is located on the east side of Jara Lane, approximately 350 feet south of its intersection with Hilda Hollow and is identified as Assessor's Parcel No. 37-112B-81. The property is zoned R13 (High density single-family residential) and is designated for High Density Residential development in the Comprehensive Plan. **Recommended denial.**

6. Old Business
7. New Business
8. Staff Reports/Recent Actions by the Board of Supervisors
9. Committee Reports
10. Commission Reports and Requests
11. Adjourn